HOUSING NOW TABLES
Ottawa[1]

Date Released: September 2018

[1] Ontario part of Ottawa-Gatineau CMA

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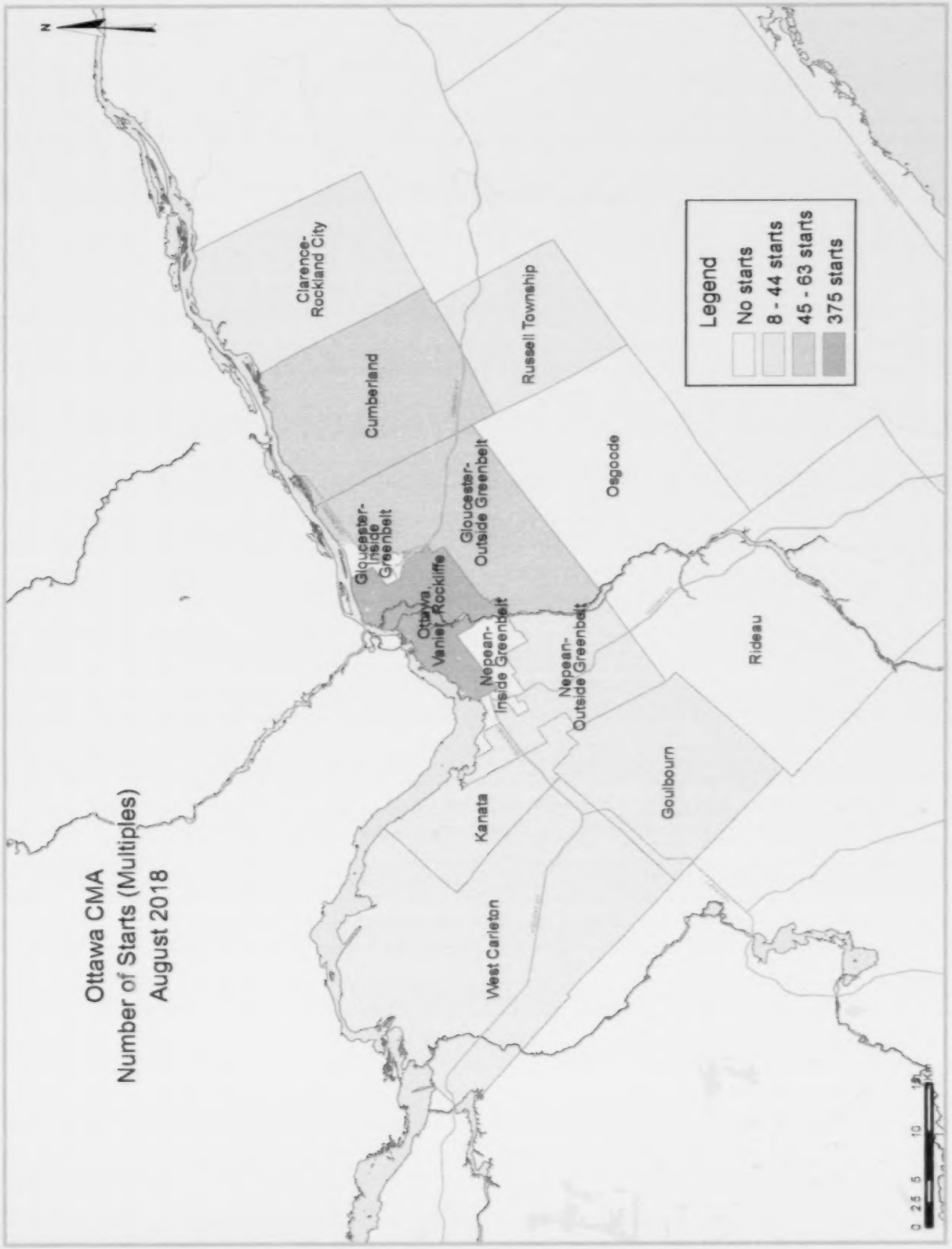
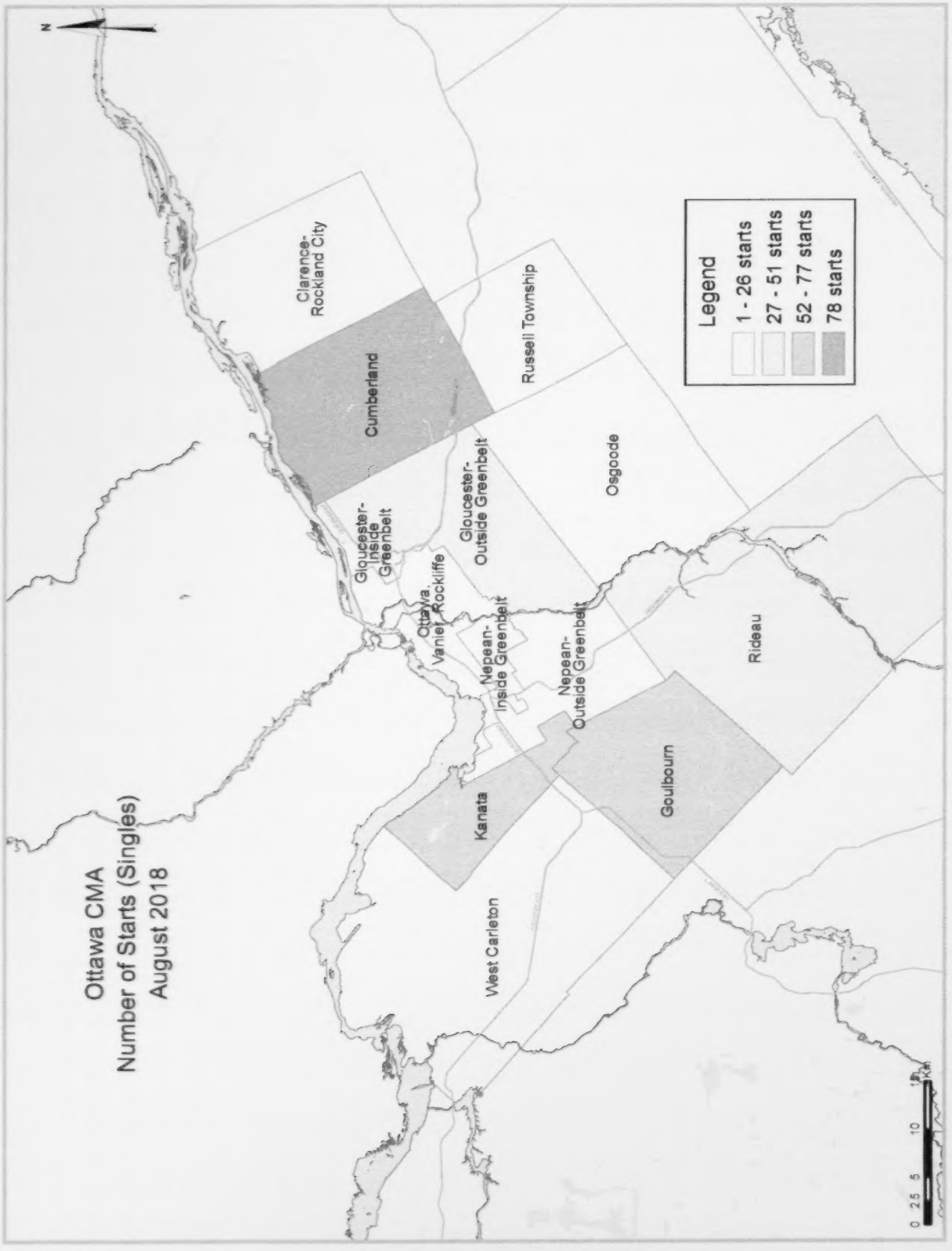
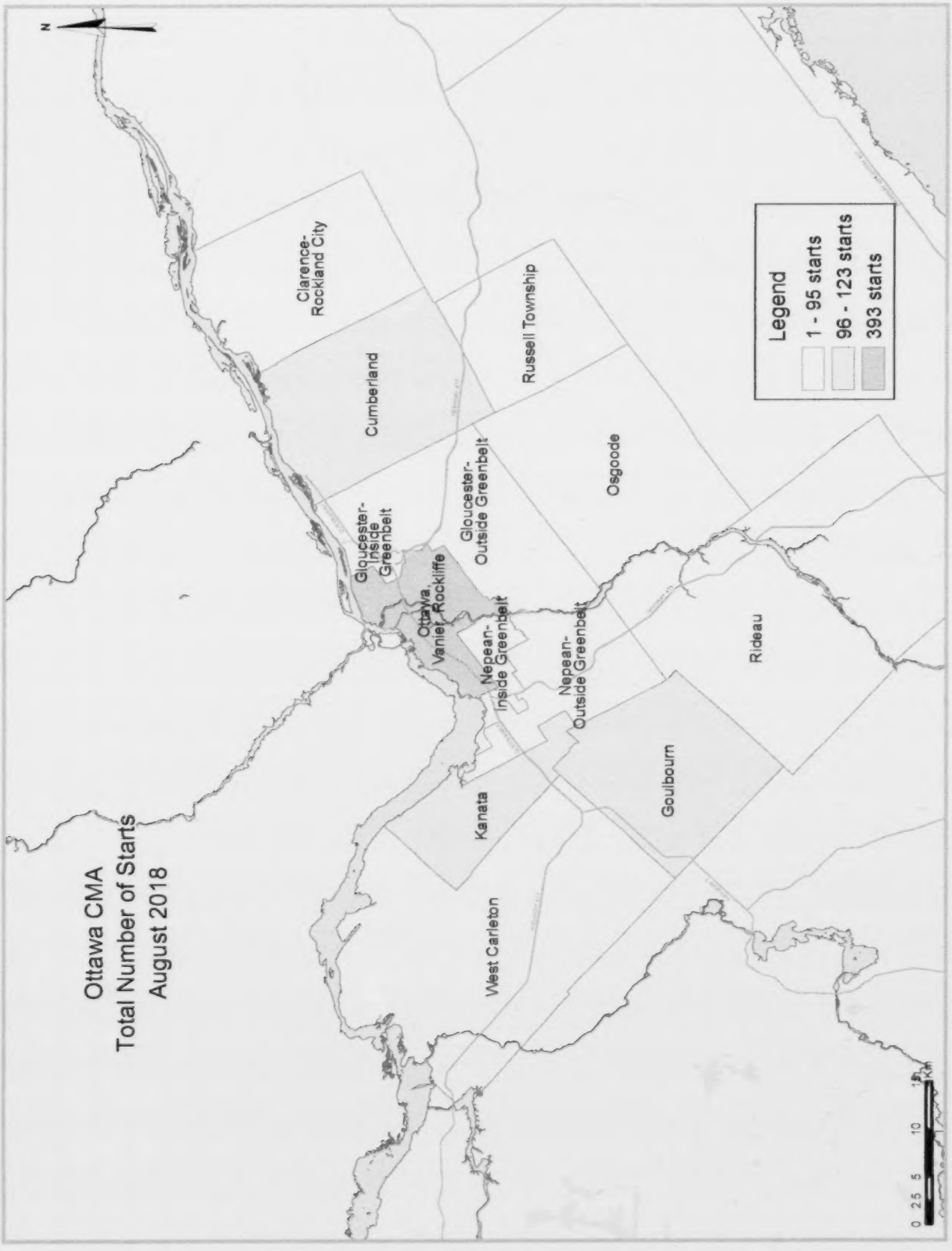
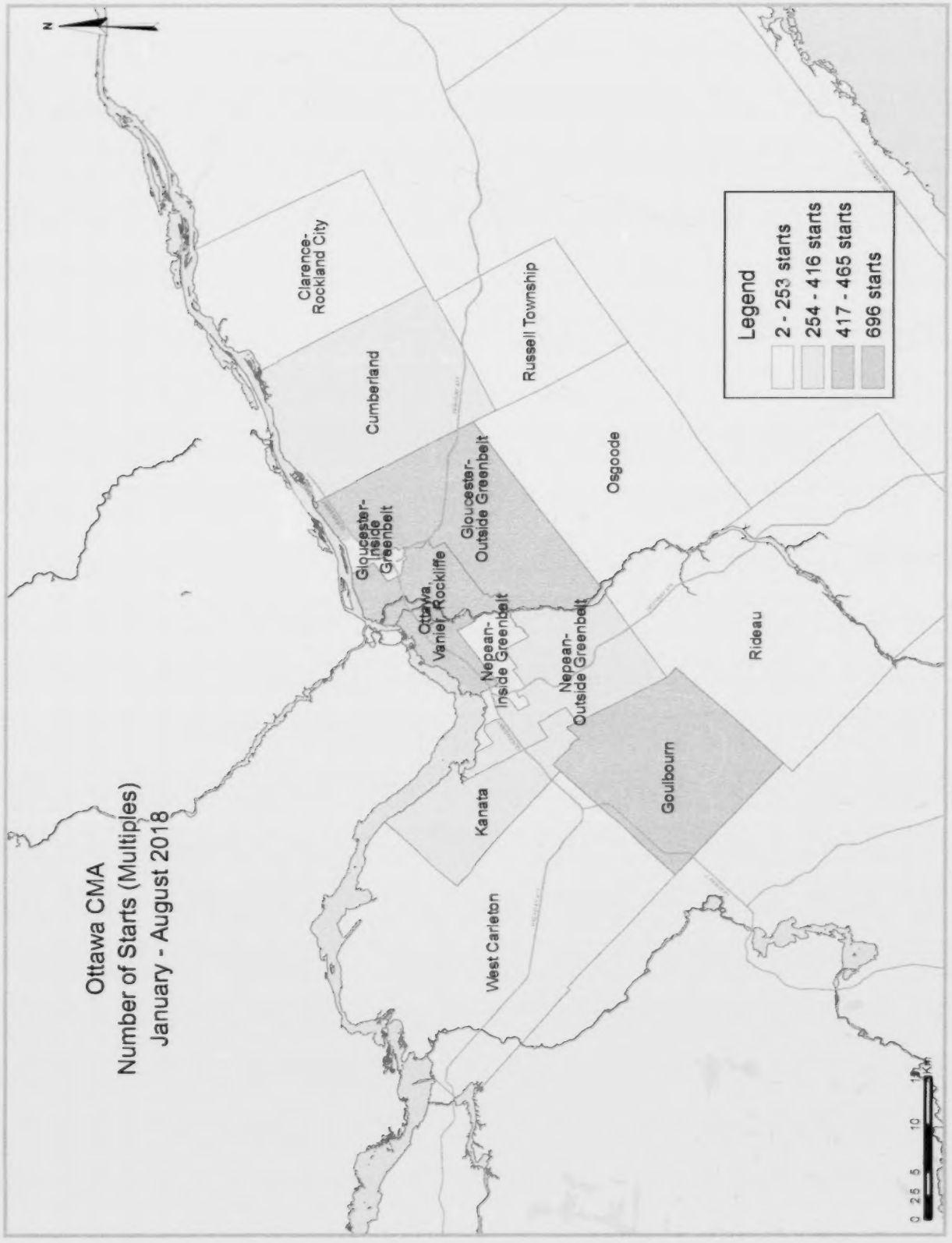
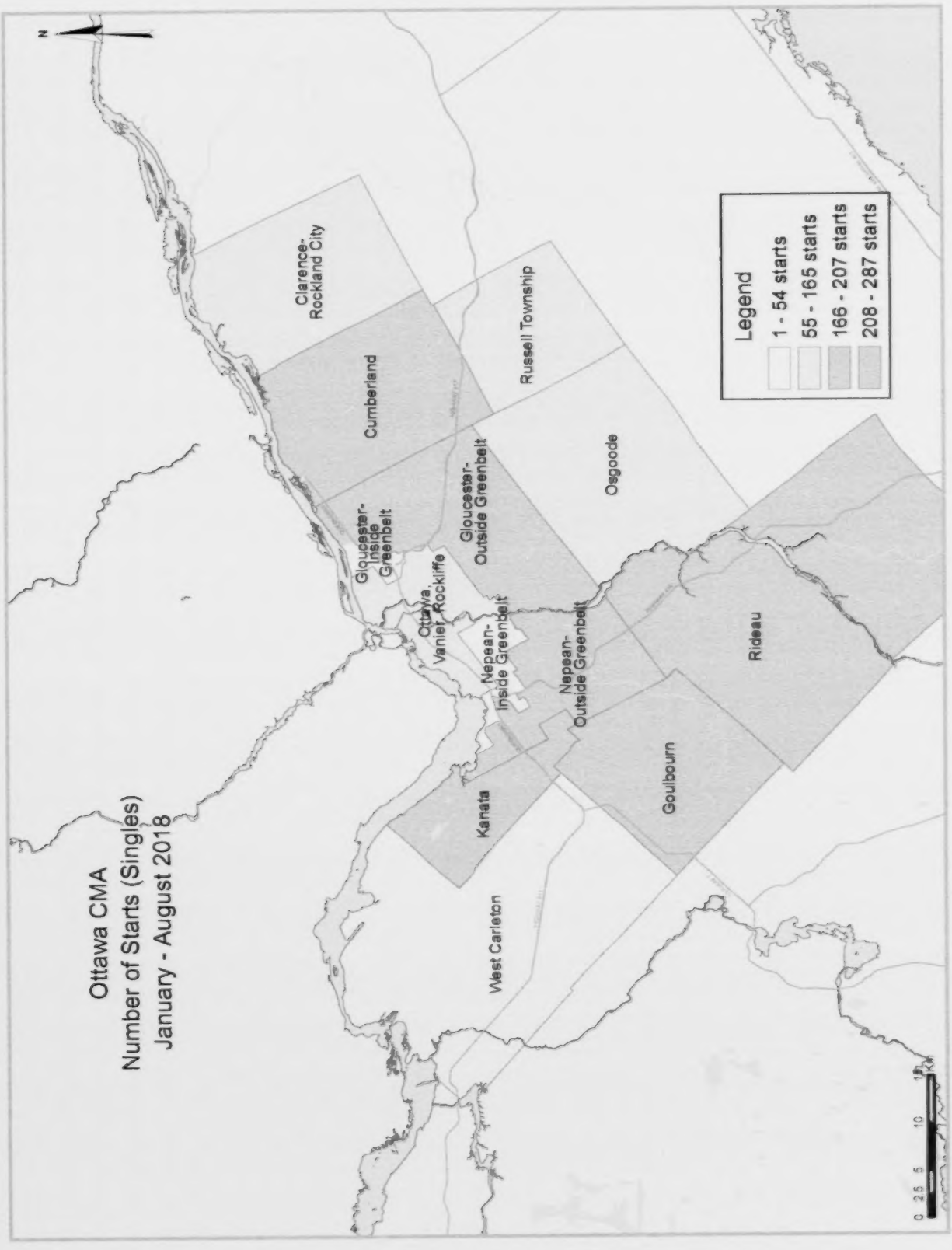
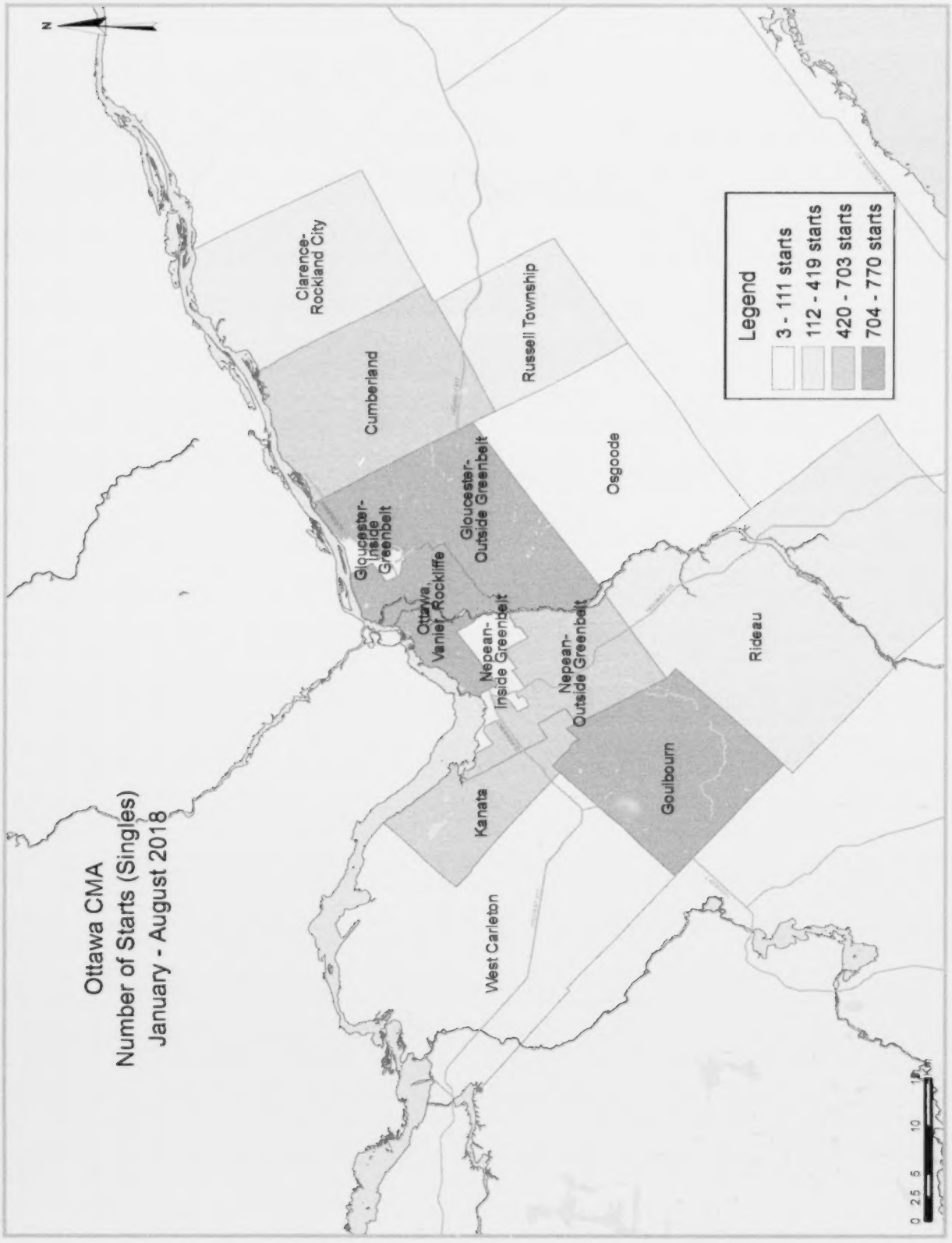

Ottawa CMA
Number of Starts (Multiples)
August 2018
N
Legend
No starts
8 - 44 starts
45 - 63 starts
375 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10
Km


Ottawa CMA
Number of Starts (Singles)
August 2018
N
Legend
1 - 26 starts
27 - 51 starts
52 - 77 starts
78 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15


Ottawa CMA
Total Number of Starts
August 2018
N
Legend
1 - 95 starts
96 - 123 starts
393 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
Kanata
West Carleton
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - August 2018
Legend
2 - 253 starts
254 - 416 starts
417 - 465 starts
696 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
West Carleton
N
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
January - August 2018
Legend
1 - 54 starts
55 - 165 starts
166 - 207 starts
208 - 287 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10
N


Ottawa CMA
Number of Starts (Singles)
January - August 2018
N
Legend
3 - 111 starts
112 - 419 starts
420 - 703 starts
704 - 770 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2018		
Ottawa CMA[1]	July 2018	August 2018
Trend[2]	6,352	7,722
SAAR	6,259	10,839
	August 2017	August 2018
Actual		
August - Single-Detached	177	317
August - Multiples	441	624
August - Total	618	941
January to August - Single-Detached	1,331	1,733
January to August - Multiples	3,160	2,744
January to August - Total	4,491	4,477

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) August 2018									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2018	317	36	274	0	0	287	0	27	941
August 2017	177	16	255	0	0	145	0	25	618
% Change	79.1	125.0	7.5	n/a	n/a	97.9	n/a	8.0	52.3
Year-to-date 2018	1,733	220	1,401	0	0	491	20	596	4,477
Year-to-date 2017	1,331	128	1,106	0	0	898	7	1,021	4,491
% Change	30.2	71.9	26.7	n/a	n/a	-45.3	185.7	-41.6	-0.3
UNDER CONSTRUCTION									
August 2018	1,683	220	1,665	0	18	2,037	25	1,936	7,600
August 2017	1,270	148	1,229	0	8	1,837	23	1,526	6,041
% Change	32.5	48.6	35.5	n/a	125.0	10.9	8.7	26.9	25.8
COMPLETIONS									
August 2018	236	34	133	0	10	34	5	0	452
August 2017	192	20	278	0	0	190	36	76	792
% Change	22.9	70.0	-52.2	n/a	n/a	-82.1	-86.1	-100.0	-42.9
Year-to-date 2018	1,621	172	1,272	0	28	570	50	518	4,231
Year-to-date 2017	1,351	137	1,227	0	34	459	118	413	3,739
% Change	20.0	25.5	3.7	n/a	-17.6	24.2	-57.6	25.4	13.2
COMPLETED & NOT ABSORBED									
August 2018	106	31	90	0	4	187	n/a	n/a	418
August 2017	108	27	133	0	6	389	n/a	n/a	663
% Change	-1.9	14.8	-32.3	n/a	-33.3	-51.9	n/a	n/a	-37.0
ABSORBED									
August 2018	227	26	129	0	7	51	n/a	n/a	440
August 2017	192	18	287	0	3	226	n/a	n/a	726
% Change	18.2	44.4	-55.1	n/a	133.3	-77.4	n/a	n/a	-39.4
Year-to-date 2018	1,630	168	1,326	0	29	772	n/a	n/a	3,925
Year-to-date 2017	1,365	144	1,255	0	37	585	n/a	n/a	3,386
% Change	19.4	16.7	5.7	n/a	-21.6	32.0	n/a	n/a	15.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
August 2018	296	32	248	0	0	287	0	27	890
August 2017	157	12	242	0	0	145	0	3	559
Ottawa, Vanier, Rockcliffe									
August 2018	18	24	37	0	0	287	0	27	393
August 2017	6	6	0	0	0	0	0	3	15
Nepean inside greenbelt									
August 2018	4	0	0	0	0	0	0	0	4
August 2017	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
August 2018	13	0	15	0	0	0	0	0	28
August 2017	30	2	58	0	0	0	0	0	90
Gloucester inside greenbelt									
August 2018	1	0	0	0	0	0	0	0	1
August 2017	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
August 2018	27	2	61	0	0	0	0	0	90
August 2017	21	0	76	0	0	0	0	0	97
Kanata									
August 2018	52	0	44	0	0	0	0	0	96
August 2017	31	0	43	0	0	0	0	0	74
Cumberland									
August 2018	78	2	43	0	0	0	0	0	123
August 2017	8	2	51	0	0	145	0	0	206
Goulbourn									
August 2018	52	0	44	0	0	0	0	0	96
August 2017	17	2	11	0	0	0	0	0	30
West Carleton									
August 2018	14	4	4	0	0	0	0	0	22
August 2017	9	0	0	0	0	0	0	0	9
Rideau									
August 2018	28	0	0	0	0	0	0	0	28
August 2017	26	0	3	0	0	0	0	0	29
Osgoode									
August 2018	9	0	0	0	0	0	0	0	9
August 2017	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
August 2018	9	0	22	0	0	0	0	0	31
August 2017	11	0	6	0	0	0	0	0	17
Russell Township									
August 2018	12	4	4	0	0	0	0	0	20
August 2017	9	4	7	0	0	0	0	22	42
Ottawa-Gatineau CMA (Ontario portion)									
August 2018	317	36	274	0	0	287	0	27	941
August 2017	177	16	255	0	0	145	0	25	618

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
August 2018	1,587	204	1,603	0	18	2,037	25	1,918	7,408
August 2017	1,167	126	1,202	0	8	1,793	23	1,429	5,748
Ottawa, Vanier, Rockcliffe									
August 2018	107	128	81	0	8	1,611	25	1,055	3,031
August 2017	134	62	84	0	8	1,318	15	943	2,564
Nepean inside greenbelt									
August 2018	26	6	12	0	0	198	0	0	242
August 2017	20	2	0	0	0	60	0	0	82
Nepean outside greenbelt									
August 2018	169	2	161	0	0	116	0	90	538
August 2017	227	20	316	0	0	108	0	30	701
Gloucester inside greenbelt									
August 2018	1	2	0	0	0	0	0	226	229
August 2017	4	0	0	0	0	0	0	270	274
Gloucester outside greenbelt									
August 2018	232	8	414	0	10	32	0	2	698
August 2017	145	10	262	0	0	52	8	0	477
Kanata									
August 2018	222	10	294	0	0	28	0	338	892
August 2017	196	2	168	0	0	28	0	184	578
Cumberland									
August 2018	208	14	288	0	0	0	0	0	510
August 2017	86	4	174	0	0	145	0	0	409
Goulbourn									
August 2018	294	18	329	0	0	52	0	185	878
August 2017	143	18	177	0	0	70	0	0	408
West Carleton									
August 2018	61	8	8	0	0	0	0	0	77
August 2017	38	2	4	0	0	0	0	1	45
Rideau									
August 2018	217	6	16	0	0	0	0	22	261
August 2017	140	6	17	0	0	12	0	1	176
Osgoode									
August 2018	50	2	0	0	0	0	0	0	52
August 2017	34	0	0	0	0	0	0	0	34
Clarence-Rockland City									
August 2018	51	0	46	0	0	0	0	12	109
August 2017	53	6	16	0	0	44	0	24	143
Russell Township									
August 2018	45	16	16	0	0	0	0	6	83
August 2017	50	16	11	0	0	0	0	73	150
Ottawa-Gatineau CMA (Ontario portion)									
August 2018	1,683	220	1,665	0	18	2,037	25	1,936	7,600
August 2017	1,270	148	1,229	0	8	1,837	23	1,526	6,041

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
August 2018	214	30	125	0	0	34	5	0	408
August 2017	183	16	272	0	0	190	36	76	773
Ottawa, Vanier, Rockcliffe									
August 2018	12	12	18	0	0	0	5	0	47
August 2017	6	8	0	0	0	178	8	70	270
Nepean inside greenbelt									
August 2018	1	0	0	0	0	0	0	0	1
August 2017	3	0	0	0	0	0	2	0	5
Nepean outside greenbelt									
August 2018	47	4	14	0	0	24	0	0	89
August 2017	27	2	24	0	0	0	16	0	69
Gloucester inside greenbelt									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
August 2018	46	0	7	0	0	0	0	0	53
August 2017	46	0	44	0	0	0	10	0	100
Kanata									
August 2018	21	2	39	0	0	0	0	0	62
August 2017	43	0	90	0	0	0	0	0	133
Cumberland									
August 2018	17	4	19	0	0	0	0	0	40
August 2017	9	2	76	0	0	12	0	0	99
Goulbourn									
August 2018	37	6	28	0	0	10	0	0	81
August 2017	20	0	34	0	0	0	0	0	54
West Carleton									
August 2018	2	2	0	0	0	0	0	0	4
August 2017	2	0	4	0	0	0	0	0	6
Rideau									
August 2018	22	0	0	0	0	0	0	0	22
August 2017	15	4	0	0	0	0	0	6	25
Osgoode									
August 2018	9	0	0	0	0	0	0	0	9
August 2017	11	0	0	0	0	0	0	0	11
Clarence-Rockland City									
August 2018	4	2	8	0	10	0	0	0	24
August 2017	1	2	6	0	0	0	0	0	9
Russell Township									
August 2018	18	2	0	0	0	0	0	0	20
August 2017	8	2	0	0	0	0	0	0	10
Ottawa-Gatineau CMA (Ontario portion)									
August 2018	236	34	133	0	10	34	5	0	452
August 2017	192	20	278	0	0	190	36	76	792

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
August 2018	87	25	77	0	1	179	n/a	n/a	369
August 2017	92	25	126	0	6	382	n/a	n/a	631
Ottawa, Vanier, Rockcliffe									
August 2018	3	19	6	0	1	128	n/a	n/a	157
August 2017	1	11	5	0	2	281	n/a	n/a	300
Nepean inside greenbelt									
August 2018	0	0	0	0	0	28	n/a	n/a	28
August 2017	0	0	0	0	0	35	n/a	n/a	35
Nepean outside greenbelt									
August 2018	5	0	7	0	0	6	n/a	n/a	18
August 2017	12	3	19	0	0	28	n/a	n/a	62
Gloucester inside greenbelt									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
August 2018	34	2	35	0	0	1	n/a	n/a	72
August 2017	25	2	48	0	4	16	n/a	n/a	95
Kanata									
August 2018	7	1	2	0	0	13	n/a	n/a	23
August 2017	15	1	12	0	0	15	n/a	n/a	43
Cumberland									
August 2018	10	0	8	0	0	0	n/a	n/a	18
August 2017	10	1	13	0	0	6	n/a	n/a	30
Goulbourn									
August 2018	20	3	19	0	0	3	n/a	n/a	45
August 2017	20	5	22	0	0	1	n/a	n/a	48
West Carleton									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	1	0	0	0	0	n/a	n/a	1
Rideau									
August 2018	7	0	0	0	0	0	n/a	n/a	7
August 2017	8	1	7	0	0	0	n/a	n/a	16
Osgoode									
August 2018	1	0	0	0	0	0	n/a	n/a	1
August 2017	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
August 2018	7	3	13	0	3	8	n/a	n/a	34
August 2017	5	0	7	0	0	0	n/a	n/a	12
Russell Township									
August 2018	12	3	0	0	0	0	n/a	n/a	15
August 2017	11	2	0	0	0	7	n/a	n/a	20
Ottawa-Gatineau CMA (Ontario portion)									
August 2018	106	31	90	0	4	187	n/a	n/a	418
August 2017	108	27	133	0	6	389	n/a	n/a	663

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
August 2018	210	25	128	0	0	45	n/a	n/a	408
August 2017	182	14	282	0	3	222	n/a	n/a	703
Ottawa, Vanier, Rockcliffe									
August 2018	14	7	16	0	0	10	n/a	n/a	47
August 2017	7	6	0	0	0	207	n/a	n/a	220
Nepean inside greenbelt									
August 2018	1	0	0	0	0	0	n/a	n/a	1
August 2017	3	0	0	0	0	0	n/a	n/a	3
Nepean outside greenbelt									
August 2018	47	4	16	0	0	25	n/a	n/a	92
August 2017	26	3	25	0	0	0	n/a	n/a	54
Gloucester inside greenbelt									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	1	0	0	0	0	0	n/a	n/a	1
Gloucester outside greenbelt									
August 2018	41	0	14	0	0	0	n/a	n/a	55
August 2017	45	0	53	0	3	0	n/a	n/a	101
Kanata									
August 2018	21	2	39	0	0	2	n/a	n/a	64
August 2017	43	0	89	0	0	0	n/a	n/a	132
Cumberland									
August 2018	17	4	19	0	0	0	n/a	n/a	40
August 2017	9	2	77	0	0	15	n/a	n/a	103
Goulbourn									
August 2018	37	6	24	0	0	8	n/a	n/a	75
August 2017	20	0	34	0	0	0	n/a	n/a	54
West Carleton									
August 2018	2	2	0	0	0	0	n/a	n/a	4
August 2017	2	0	4	0	0	0	n/a	n/a	6
Rideau									
August 2018	20	0	0	0	0	0	n/a	n/a	20
August 2017	15	3	0	0	0	0	n/a	n/a	18
Osgoode									
August 2018	10	0	0	0	0	0	n/a	n/a	10
August 2017	11	0	0	0	0	0	n/a	n/a	11
Clarence-Rockland City									
August 2018	4	0	1	0	7	0	n/a	n/a	12
August 2017	3	2	5	0	0	0	n/a	n/a	10
Russell Township									
August 2018	13	1	0	0	0	6	n/a	n/a	20
August 2017	7	2	0	0	0	4	n/a	n/a	13
Ottawa-Gatineau CMA (Ontario portion)									
August 2018	227	26	129	0	7	51	n/a	n/a	440
August 2017	192	18	287	0	3	226	n/a	n/a	726

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	2,283	262	1,921	0	50	1,431	9	1,501	7,457
% Change	14.7	19.1	15.4	n/a	-16.7	131.2	-91.2	133.4	40.8
2016	1,990	220	1,664	0	60	619	102	643	5,298
% Change	-0.1	34.1	27.1	n/a	**	-21.8	131.8	-3.0	6.6
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Ottawa City	296	157	32	12	248	242	314	148	890	559	59.2
Ottawa, Vanier, Rockcliffe	18	6	24	6	37	0	314	3	393	15	**
Nepean inside greenbelt	4	2	0	0	0	0	0	0	4	2	100.0
Nepean outside greenbelt	13	30	0	2	15	58	0	0	28	90	-68.9
Gloucester inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Gloucester outside greenbelt	27	21	2	0	61	76	0	0	90	97	-7.2
Kanata	52	31	0	0	44	43	0	0	96	74	29.7
Cumberland	78	8	2	2	43	51	0	145	123	206	-40.3
Goulbourn	52	17	0	2	44	11	0	0	96	30	**
West Carleton	14	9	4	0	4	0	0	0	22	9	144.4
Rideau	28	26	0	0	0	3	0	0	28	29	-3.4
Osgoode	9	7	0	0	0	0	0	0	9	7	28.6
Clarence-Rockland City	9	11	0	0	22	6	0	0	31	17	82.4
Russell Township	12	9	4	4	4	7	0	22	20	42	-52.4
Ottawa-Gatineau CMA (Ontario Portion)	317	177	36	16	274	255	314	170	941	618	52.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Ottawa City	1,584	1,203	204	109	1,347	1,067	1,089	1,784	4,224	4,163	1.5
Ottawa, Vanier, Rockcliffe	74	108	124	45	72	50	500	1,137	770	1,340	-42.5
Nepean inside greenbelt	17	11	6	2	12	0	0	0	35	13	169.2
Nepean outside greenbelt	166	228	4	12	112	228	138	56	420	524	-19.8
Gloucester inside greenbelt	1	3	2	0	0	0	0	248	3	251	-98.8
Gloucester outside greenbelt	276	194	6	12	415	240	44	40	741	486	52.5
Kanata	208	230	6	2	206	121	182	93	602	446	35.0
Cumberland	253	88	14	12	327	252	0	157	594	509	16.7
Goulbourn	287	156	26	18	188	159	203	46	704	379	85.8
West Carleton	49	31	10	2	8	4	0	0	67	37	81.1
Rideau	198	122	4	2	7	13	22	7	231	144	60.4
Osgoode	55	32	2	2	0	0	0	0	57	34	67.6
Clarence-Rockland City	77	66	2	6	50	22	12	68	141	162	-13.0
Russell Township	72	62	18	20	16	11	6	73	112	166	-32.5
Ottawa-Gatineau CMA (Ontario Portion)	1,733	1,331	224	135	1,413	1,100	1,107	1,925	4,477	4,491	-0.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Ottawa City	248	242	0	0	287	145	27	3
Ottawa, Vanier, Rockcliffe	37	0	0	0	287	0	27	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	15	58	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	61	76	0	0	0	0	0	0
Kanata	44	43	0	0	0	0	0	0
Cumberland	43	51	0	0	0	145	0	0
Goulbourn	44	11	0	0	0	0	0	0
West Carleton	4	0	0	0	0	0	0	0
Rideau	0	3	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	22	6	0	0	0	0	0	0
Russell Township	4	7	0	0	0	0	0	22
Ottawa-Gatineau CMA (Ontario Portion)	274	255	0	0	287	145	27	25

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	1,331	1,067	16	0	495	860	578	924
Ottawa, Vanier, Rockcliffe	56	50	16	0	359	553	125	584
Nepean inside greenbelt	12	0	0	0	0	0	0	0
Nepean outside greenbelt	112	228	0	0	48	44	90	12
Gloucester inside greenbelt	0	0	0	0	0	0	0	248
Gloucester outside greenbelt	415	240	0	0	42	40	2	0
Kanata	206	121	0	0	28	14	154	79
Cumberland	327	252	0	0	0	157	0	0
Goulbourn	188	159	0	0	18	46	185	0
West Carleton	8	4	0	0	0	0	0	0
Rideau	7	13	0	0	0	6	22	1
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	50	22	0	0	0	44	12	24
Russell Township	16	11	0	0	0	0	6	73
Ottawa-Gatineau CMA (Ontario Portion)	1,397	1,100	16	0	495	904	596	1,021

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Ottawa City	576	411	287	145	27	3	890	559
Ottawa, Vanier, Rockcliffe	79	12	287	0	27	3	393	15
Nepean inside greenbelt	4	2	0	0	0	0	4	2
Nepean outside greenbelt	28	90	0	0	0	0	28	90
Gloucester inside greenbelt	1	0	0	0	0	0	1	0
Gloucester outside greenbelt	90	97	0	0	0	0	90	97
Kanata	96	74	0	0	0	0	96	74
Cumberland	123	61	0	145	0	0	123	206
Goulbourn	96	30	0	0	0	0	96	30
West Carleton	22	9	0	0	0	0	22	9
Rideau	28	29	0	0	0	0	28	29
Osgoode	9	7	0	0	0	0	9	7
Clarence-Rockland City	31	17	0	0	0	0	31	17
Russell Township	20	20	0	0	0	22	20	42
Ottawa-Gatineau CMA (Ontario Portion)	627	448	287	145	27	25	941	618

Table 2.5: Starts by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	3,119	2,378	491	854	598	931	4,224	4,163
Ottawa, Vanier, Rockcliffe	254	198	355	553	145	589	770	1,340
Nepean inside greenbelt	35	13	0	0	0	0	35	13
Nepean outside greenbelt	282	468	48	44	90	12	420	524
Gloucester inside greenbelt	3	3	0	0	0	248	3	251
Gloucester outside greenbelt	697	444	42	40	2	2	741	486
Kanata	420	353	28	14	154	79	602	446
Cumberland	594	352	0	157	0	0	594	509
Goulbourn	501	333	18	46	185	0	704	379
West Carleton	67	37	0	0	0	0	67	37
Rideau	209	143	0	0	22	1	231	144
Osgoode	57	34	0	0	0	0	57	34
Clarence-Rockland City	129	94	0	44	12	24	141	162
Russell Township	106	93	0	0	6	73	112	166
Ottawa-Gatineau CMA (Ontario Portion)	3,354	2,565	491	898	616	1,028	4,477	4,491

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Ottawa City	214	183	32	26	128	298	34	266	408	773	-47.2
Ottawa, Vanier, Rockcliffe	12	6	14	16	21	0	0	248	47	270	-82.6
Nepean inside greenbelt	1	3	0	2	0	0	0	0	1	5	-80.0
Nepean outside greenbelt	47	27	4	2	14	40	24	0	89	69	29.0
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	46	46	0	0	7	54	0	0	53	100	-47.0
Kanata	21	43	2	0	39	90	0	0	62	133	-53.4
Cumberland	17	9	4	2	19	76	0	12	40	99	-59.6
Goulbourn	37	20	6	0	28	34	10	0	81	54	50.0
West Carleton	2	2	2	0	0	4	0	0	4	6	-33.3
Rideau	22	15	0	4	0	0	0	6	22	25	-12.0
Osgoode	9	11	0	0	0	0	0	0	9	11	-18.2
Clarence-Rockland City	4	1	2	2	18	6	0	0	24	9	166.7
Russell Township	18	8	2	2	0	0	0	0	20	10	100.0
Ottawa-Gatineau CMA (Ontario Portion)	236	192	36	30	146	304	34	266	452	792	-42.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Ottawa City	1,475	1,254	174	157	1,260	1,317	991	844	3,900	3,572	9.2
Ottawa, Vanier, Rockcliffe	110	49	84	64	79	26	672	576	945	715	32.2
Nepean inside greenbelt	7	14	4	2	0	0	0	0	11	16	-31.3
Nepean outside greenbelt	251	264	20	27	257	384	48	150	576	825	-30.2
Gloucester inside greenbelt	3	1	0	0	0	0	22	0	25	1	**
Gloucester outside greenbelt	239	163	6	8	314	237	54	36	613	444	38.1
Kanata	183	328	4	2	163	268	28	42	378	640	-40.9
Cumberland	194	131	10	14	229	252	145	34	578	431	34.1
Goulbourn	259	133	36	26	200	117	22	0	517	276	87.3
West Carleton	29	25	4	4	4	12	0	0	37	41	-9.8
Rideau	156	92	6	8	14	21	0	6	176	127	38.6
Osgoode	44	54	0	2	0	0	0	0	44	56	-21.4
Clarence-Rockland City	79	53	8	2	41	10	48	0	176	65	170.8
Russell Township	67	44	16	20	15	10	57	28	155	102	52.0
Ottawa-Gatineau CMA (Ontario Portion)	1,621	1,351	198	179	1,316	1,337	1,096	872	4,231	3,739	13.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Ottawa City	125	272	3	26	34	190	0	76
Ottawa, Vanier, Rockcliffe	18	0	3	0	0	178	0	70
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	14	24	0	16	24	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	7	44	0	10	0	0	0	0
Kanata	39	90	0	0	0	0	0	0
Cumberland	19	76	0	0	0	12	0	0
Goulbourn	28	34	0	0	10	0	0	0
West Carleton	0	4	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	6
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	18	6	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	143	278	3	26	34	190	0	76

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	1,236	1,241	24	76	534	431	457	413
Ottawa, Vanier, Rockcliffe	67	16	12	10	275	240	397	336
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	257	336	0	48	36	79	12	71
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	302	219	12	18	28	36	26	0
Kanata	163	268	0	0	28	42	0	0
Cumberland	229	252	0	0	145	34	0	0
Goulbourn	200	117	0	0	22	0	0	0
West Carleton	4	12	0	0	0	0	0	0
Rideau	14	21	0	0	0	0	0	6
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	41	10	0	0	44	0	4	0
Russell Township	15	10	0	0	0	28	57	0
Ottawa-Gatineau CMA (Ontario Portion)	1,292	1,261	24	76	578	459	518	413

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Ottawa City	369	471	34	190	5	112	408	773
Ottawa, Vanier, Rockcliffe	42	14	0	178	5	78	47	270
Nepean inside greenbelt	1	3	0	0	0	2	1	5
Nepean outside greenbelt	65	53	24	0	0	16	89	69
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	53	90	0	0	0	10	53	100
Kanata	62	133	0	0	0	0	62	133
Cumberland	40	87	0	12	0	0	40	99
Goulbourn	71	54	10	0	0	0	81	54
West Carleton	4	6	0	0	0	0	4	6
Rideau	22	19	0	0	0	6	22	25
Osgoode	9	11	0	0	0	0	9	11
Clarence-Rockland City	14	9	10	0	0	0	24	9
Russell Township	20	10	0	0	0	0	20	10
Ottawa-Gatineau CMA (Ontario Portion)	403	490	44	190	5	112	452	792

Table 3.5: Completions by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	2,863	2,582	536	459	501	531	3,900	3,572
Ottawa, Vanier, Rockcliffe	253	89	267	240	425	386	945	715
Nepean inside greenbelt	9	14	0	0	2	2	11	16
Nepean outside greenbelt	528	627	36	79	12	119	576	825
Gloucester inside greenbelt	3	1	0	0	22	0	25	1
Gloucester outside greenbelt	537	378	38	48	38	18	613	444
Kanata	350	598	28	42	0	0	378	640
Cumberland	433	381	145	50	0	0	578	431
Goulbourn	495	276	22	0	0	0	517	276
West Carleton	37	41	0	0	0	0	37	41
Rideau	174	121	0	0	2	6	176	127
Osgoode	44	56	0	0	0	0	44	56
Clarence-Rockland City	104	65	62	0	10	0	176	65
Russell Township	98	68	0	34	57	0	155	102
Ottawa-Gatineau CMA (Ontario Portion)	3,065	2,715	598	493	568	531	4,231	3,739

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
August 2018	0	0.0	26	13.5	58	30.2	36	18.8	72	37.5	192	567,500	584,352
August 2017	2	1.3	28	17.9	54	34.6	19	12.2	53	34.0	156	547,500	558,526
Year-to-date 2018	5	0.4	258	20.0	424	32.8	214	16.6	390	30.2	1,291	545,000	564,454
Year-to-date 2017	22	2.0	344	32.0	325	30.3	116	10.8	267	24.9	1,074	510,000	528,049
Ottawa, Vanier, Rockcliffe													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	795,800
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	71	100.0	71	-	842,955
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	-	-
Nepean inside greenbelt													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Nepean outside greenbelt													
August 2018	0	0.0	7	14.9	12	25.5	8	17.0	20	42.6	47	-	-
August 2017	0	0.0	8	30.8	10	38.5	3	11.5	5	19.2	26	-	-
Year-to-date 2018	0	0.0	73	29.6	62	25.1	43	17.4	69	27.9	247	525,000	534,300
Year-to-date 2017	2	0.8	90	34.5	91	34.9	31	11.9	47	18.0	261	515,000	506,963
Gloucester inside greenbelt													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
August 2018	0	0.0	0	0.0	13	33.3	10	25.6	16	41.0	39	602,500	603,167
August 2017	1	2.3	4	9.3	14	32.6	4	9.3	20	46.5	43	610,000	556,477
Year-to-date 2018	2	1.0	12	5.9	81	39.5	47	22.9	63	30.7	205	550,000	563,820
Year-to-date 2017	1	0.6	11	7.1	56	36.4	32	20.8	54	35.1	154	600,000	553,540
Kanata													
August 2018	0	0.0	5	23.8	10	47.6	2	9.5	4	19.0	21	452,500	512,468
August 2017	0	0.0	8	19.0	18	42.9	4	9.5	12	28.6	42	505,000	545,465
Year-to-date 2018	0	0.0	43	22.8	66	34.9	30	15.9	50	26.5	189	520,000	545,031
Year-to-date 2017	1	0.3	118	36.0	89	27.1	28	8.5	92	28.0	328	495,000	532,364
Cumberland													
August 2018	0	0.0	3	23.1	6	46.2	3	23.1	1	7.7	13	-	-
August 2017	0	0.0	3	33.3	6	66.7	0	0.0	0	0.0	9	-	-
Year-to-date 2018	1	0.5	58	31.9	78	42.9	29	15.9	16	8.8	182	495,000	495,545
Year-to-date 2017	1	0.8	71	59.7	36	30.3	3	2.5	8	6.7	119	415,000	442,068
Goulbourn													
August 2018	0	0.0	4	10.8	12	32.4	13	35.1	8	21.6	37	567,500	567,735
August 2017	0	0.0	0	0.0	3	17.6	7	41.2	7	41.2	17	-	603,757
Year-to-date 2018	0	0.0	32	12.6	98	38.7	51	20.2	72	28.5	253	555,000	560,808
Year-to-date 2017	1	0.9	34	29.1	40	34.2	19	16.2	23	19.7	117	545,000	511,900

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Rideau													
August 2018	0	0.0	7	36.8	5	26.3	0	0.0	7	36.8	19	445,000	525,771
August 2017	1	7.1	4	28.6	3	21.4	0	0.0	6	42.9	14	-	575,757
Year-to-date 2018	2	1.7	38	31.4	34	28.1	14	11.6	33	27.3	121	445,000	509,182
Year-to-date 2017	16	25.0	16	25.0	8	12.5	2	3.1	22	34.4	64	-	500,759
Osgoode													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
August 2017	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	-	-
Year-to-date 2018	0	0.0	2	9.5	4	19.0	0	0.0	15	71.4	21	-	650,175
Year-to-date 2017	0	0.0	4	25.0	5	31.3	1	6.3	6	37.5	16	-	-
Clarence-Rockland City													
August 2018	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
August 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	13	30.2	22	51.2	8	18.6	0	0.0	0	0.0	43	410,000	391,720
Year-to-date 2017	17	45.9	20	54.1	0	0.0	0	0.0	0	0.0	37	365,000	355,162
Russell Township													
August 2018	1	9.1	8	72.7	1	9.1	1	9.1	0	0.0	11	-	-
August 2017	1	14.3	4	57.1	2	28.6	0	0.0	0	0.0	7	-	407,029
Year-to-date 2018	5	8.9	39	69.6	10	17.9	2	3.6	0	0.0	56	422,500	409,446
Year-to-date 2017	7	17.1	27	65.9	7	17.1	0	0.0	0	0.0	41	-	389,539
Ottawa-Gatineau CMA (Ontario portion)													
August 2018	2	1.0	35	17.0	60	29.1	37	18.0	72	35.0	206	560,000	572,878
August 2017	4	2.4	33	20.0	56	33.9	19	11.5	53	32.1	165	535,000	544,121
Year-to-date 2018	23	1.7	319	22.9	442	31.8	216	15.5	390	28.1	1,390	535,000	552,117
Year-to-date 2017	46	4.0	391	33.9	332	28.8	116	10.1	267	23.2	1,152	490,000	515,167

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2018

Submarket	Aug 2018	Aug 2017	% Change	YTD 2018	YTD 2017	% Change
Ottawa City	584,352	558,526	4.6	564,454	528,049	6.9
Ottawa, Vanier, Rockcliffe	795,800	-	n/a	842,955	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	-	n/a	534,300	506,963	5.4
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	603,167	556,477	8.4	563,820	553,540	1.9
Kanata	512,468	545,465	-6.0	545,031	532,364	2.4
Cumberland	-	-	n/a	495,545	442,068	12.1
Goulbourn	567,735	603,757	-6.0	560,808	511,900	9.6
West Carleton	-	-	n/a	-	-	n/a
Rideau	525,771	575,757	-8.7	509,182	500,759	1.7
Osgoode	-	-	n/a	650,175	-	n/a
Clarence-Rockland City	-	-	n/a	391,720	355,162	10.3
Russell Township	-	407,029	n/a	409,446	389,539	5.1
Ottawa-Gatineau CMA (Ontario Portion)	572,878	544,121	5.3	552,117	515,167	7.2

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa - Gatineau CMA (Ontario Portion)

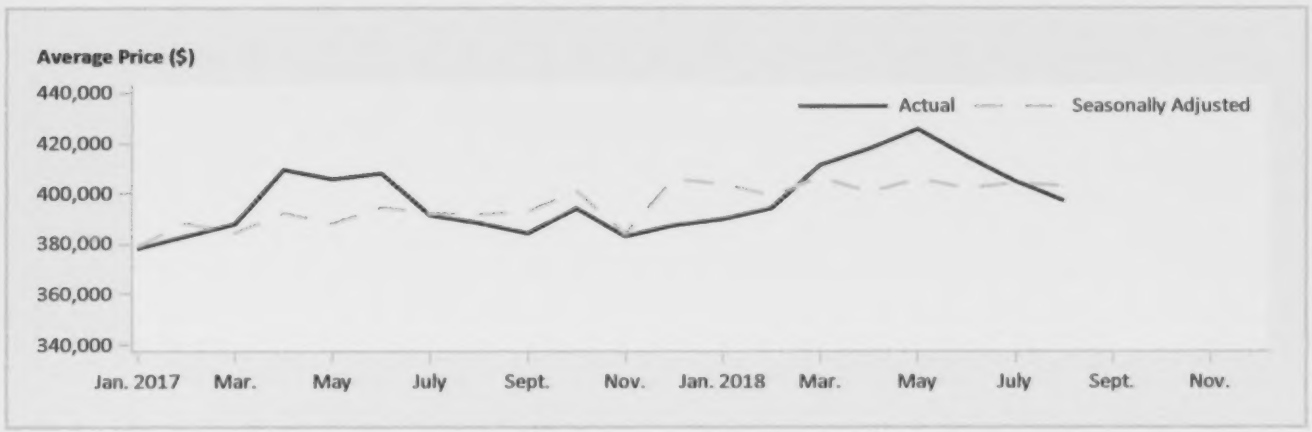


Figure 5.2: MLS® Residential Sales for Ottawa - Gatineau CMA (Ontario Portion)

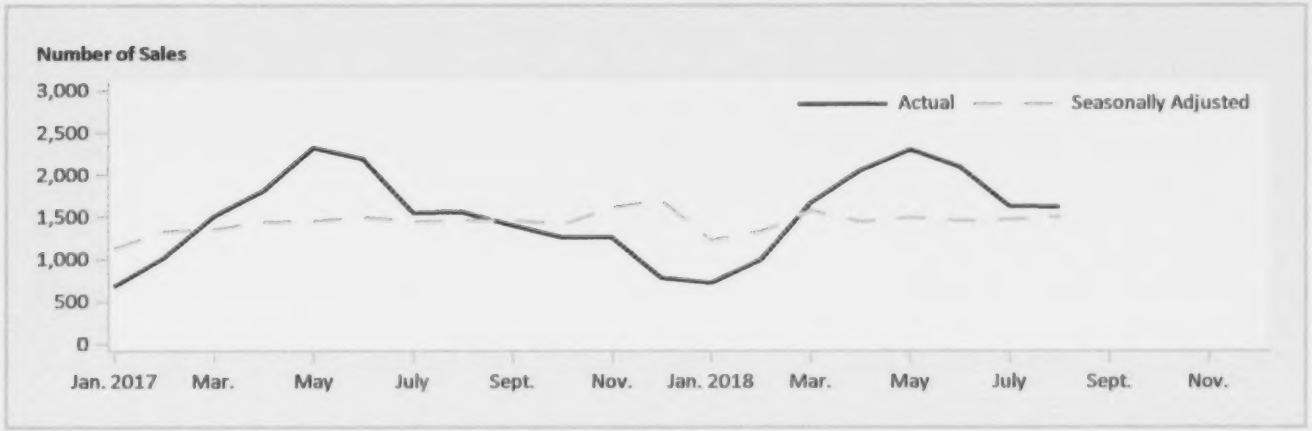
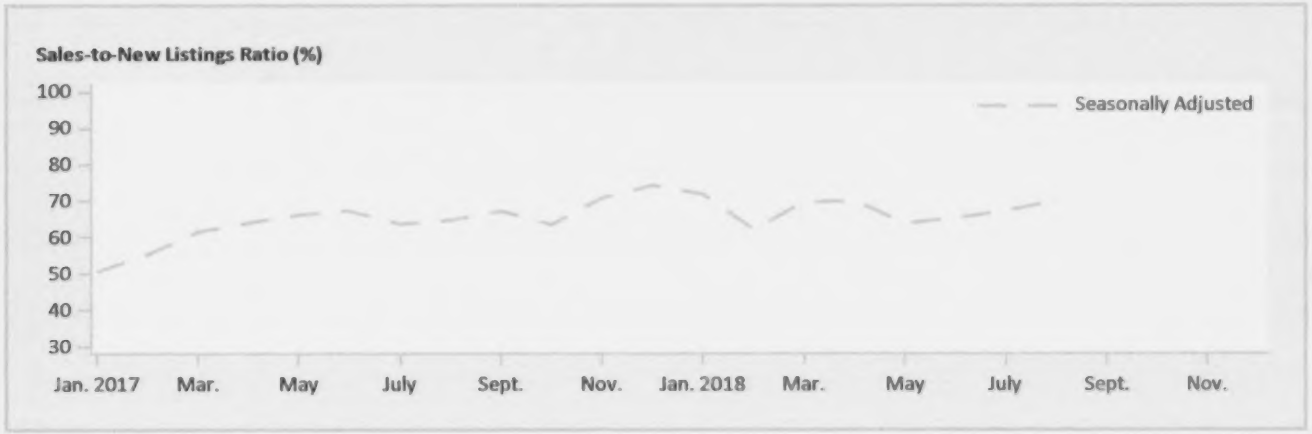


Figure 5.3: MLS® Residential Sales to New Listings Ratio for Ottawa - Gatineau CMA (Ontario Portion)



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
August 2018

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.1	128.9	549	5.8	69.2	1,094
	February	561	3.14	4.64	100.2	129.3	550	5.3	68.8	1,084
	March	561	3.14	4.64	100.8	129.5	550	5.1	68.6	1,080
	April	561	3.14	4.64	101.1	130.2	548	5.2	68.4	1,090
	May	561	3.14	4.64	101.5	130.0	545	5.8	68.3	1,106
	June	561	3.14	4.64	102.4	130.1	546	6.0	68.4	1,114
	July	573	3.14	4.84	102.7	130.0	542	6.4	68.1	1,120
	August	573	3.14	4.84	103.1	129.9	541	6.0	67.6	1,129
	September	575	3.09	4.89	103.1	130.3	541	5.8	67.4	1,139
	October	581	3.24	4.99	104.1	130.3	541	5.9	67.3	1,142
	November	581	3.24	4.99	104.6	130.7	545	5.8	67.6	1,138
	December	581	3.24	4.99	104.7	130.1	548	5.6	67.8	1,127
2018	January	590	3.34	5.14	104.8	131.3	552	5.4	67.9	1,124
	February	590	3.34	5.14	105.2	132.1	552	5.3	67.8	1,121
	March	590	3.34	5.14	106.6	132.7	554	4.9	67.5	1,125
	April	590	3.34	5.14	106.7	133.0	560	4.2	67.8	1,133
	May	601	3.49	5.34	106.8	133.0	563	4.1	67.8	1,135
	June	601	3.49	5.34	107.5	133.4	563	4.3	67.9	1,131
	July	601	3.49	5.34	107.6	134.2	561	4.3	67.5	1,129
	August	601	3.49	5.34		134.1	559	4.6	67.3	1,137
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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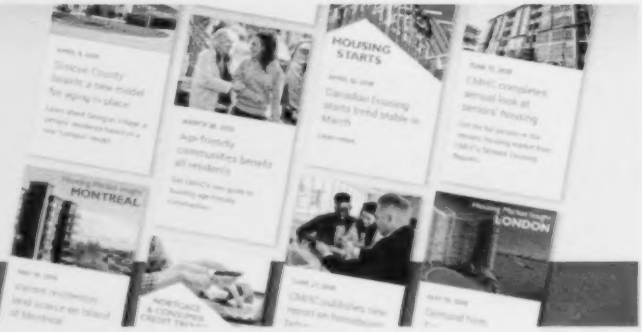

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